


MEMORANDUM

Date: July 14, 2014

To: To All Interested Parties

From: Marion Pavan, Associate Planner 

Subject: PUD-25, Lund Ranch II, Revised and Recirculated Draft Environmental Impact Report (EIR).

Attached is a copy of the revised Notice of Completion and a copy of the Revised Draft Environmental Impact Report (Revised Draft EIR) for the proposed 50-lot development of the Lund Ranch property at 1500 Lund Ranch Road for recirculation (CEQA Section 15088.5). The Revised Draft EIR includes material that was inadvertently omitted from the previous Draft EIR (dated June 2014) including:

- Text expanded pertaining to Measures PP and QQ found on pages 4.1-9 through 4.1-16;
- Table 5-3 found on pages 5-37 through 5-63 (omitted from electronic copies only); and,
- Appendix G (Measure PP Full Text, Ballot Arguments, and City Attorney Impartial Analysis; Measure QQ Full Text).

Title changed to Revised Draft Environmental Impact Report and date changed to July 2014. No other changes have been made to the Revised Draft EIR. The comment period on the Revised Draft EIR will close on September 1, 2014.

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #2003092021**Project Title:** PUD-25, Lund Ranch II (1500 Lund Ranch Road)**Lead Agency:** Planning Division, Community Development, Pleasanton**Contact Person:** Marion Pavan**Mailing Address:** P.O. Box 520 (200 Old Bernal Avenue)**Phone:** (925) 931-5610**City:** Pleasanton, CA**Zip:** 94566**County:** Alameda County**Project Location:** County: Alameda County City/Nearest Community: Pleasanton**Cross Streets:** Lund Ranch Road, Independence Drive, Junipero Street, Bernal Avenue **Zip Code:** 94566**Longitude/Latitude (degrees, minutes and seconds):** ° ' " N / ° ' " W **Total Acres:****Assessor's Parcel No.:** 948-0015-001-03 & 04**Section:****Twp.:****Range:****Base:****Within 2 Miles:** State Hwy #: I-680**Waterways:****Airports:****Railways:** Union Pacific Railroad**Schools:** Pleasanton Unified**Document Type:****CEQA:** ☐ NOP☒ Draft EIR**NEPA:** ☐ NOI**Other:** ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.)

☐ Draft EIS☐ Other:☐ Mit Neg Dec**Other:**☐ FONSI**Local Action Type:**☐ General Plan Update☐ Specific Plan☐ Rezone☐ Annexation☐ General Plan Amendment☐ Master Plan☐ Prezone☐ Redevelopment☐ General Plan Element☒ Planned Unit Development☐ Use Permit☐ Coastal Permit☐ Community Plan☐ Site Plan☐ Land Division (Subdivision, etc.)☐ Other:**Development Type:**☒ Residential: Units 50 Acres 194.8☐ Office: Sq.ft. Acres

Employees

☐ Transportation: Type☐ Commercial: Sq.ft. Acres

Employees

☐ Mining: Mineral☐ Industrial: Sq.ft. Acres

Employees

☐ Power: Type

MW

☐ Educational:☐ Waste Treatment: Type

MGD

☐ Recreational:☐ Hazardous Waste: Type☐ Water Facilities: Type

MGD

☐ Other:**Project Issues Discussed in Document:**☒ Aesthetic/Visual☐ Fiscal☒ Recreation/Parks☒ Vegetation☒ Agricultural Land☒ Flood Plain/Flooding☐ Schools/Universities☒ Water Quality☒ Air Quality☒ Forest Land/Fire Hazard☐ Septic Systems☒ Water Supply/Groundwater☒ Archeological/Historical☒ Geologic/Seismic☒ Sewer Capacity☒ Wetland/Riparian☒ Biological Resources☐ Minerals☒ Soil Erosion/Compaction/Grading☐ Growth Inducement☐ Coastal Zone☒ Noise☐ Solid Waste☒ Land Use☒ Drainage/Absorption☒ Population/Housing Balance☒ Toxic/Hazardous☒ Cumulative Effects☐ Economic/Jobs☒ Public Services/Facilities☒ Traffic/Circulation☒ Other: Grnhs. Gas, Energy**Present Land Use/Zoning/General Plan Designation:**

Rural Density Residential, Low Density Residential, Medium Density Residential, Public Health and Safety (Wildlands Overlay)

Project Description: (please use a separate page if necessary)

Revised and recirculated Draft Environmental Impact Report (EIR) for a development consisting of 50 single-family detached homes on approximately 18.9 acres with the remaining 172.1 acres dedicated to the City of Pleasanton as permanent open space and recreational trails. The Revised Draft EIR includes material that was inadvertently omitted from the previous Draft EIR: 1) text added pertaining to City Measures PP and QQ on pp. 4.1-9 through 4.1-16, 2) Table 5-3 found on pp. 5-17 through 5-63, and 3) Appendix G.

Current Zoning: PUD-LDR/OS (Planned Unit Development - Low Density Residential/Open Space)

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

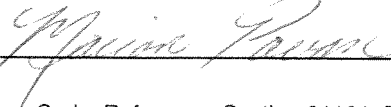
<input checked="" type="checkbox"/> Air Resources Board	<input checked="" type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input checked="" type="checkbox"/> Parks & Recreation, Department of
<input checked="" type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>4</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>2</u>
<input type="checkbox"/> Caltrans Planning	<input checked="" type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input checked="" type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input checked="" type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>3</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input checked="" type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	Other: _____
<input checked="" type="checkbox"/> Housing & Community Development	Other: _____
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date July 15, 2014 Ending Date September 1, 2014

Lead Agency (Complete if applicable):

Consulting Firm: <u>Geier & Geier Consulting, Inc.</u>	Applicant: <u>Greenbriar Homes Communities</u>
Address: <u>P.O. Box 5054</u>	Address: <u>43160 Osgood Road</u>
City/State/Zip: <u>Berkeley, CA 94705-5054</u>	City/State/Zip: <u>Fremont, CA 94539</u>
Contact: <u>Fritz Geier</u>	Phone: <u>(916) 508-9802</u>
Phone: <u>(510) 644-2534</u>	

Signature of Lead Agency Representative:  Date: 07/14/2011

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.